



## Apartment building

Karlovy Vary, Karlovy Vary, Tylova

€ 587 192 | CZK 14 900 000





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Total gross floor area of the building	550 m <sup>2</sup>
Plot	258 m <sup>2</sup>
Foot print	152 m <sup>2</sup>
Parking	On the plot
Cellar	-
PENB	G
Reference number	105052

This one-room apartment building in a condition requiring complete reconstruction with the possibility of building parking spaces on the plot is located in a nice place in Karlovy Vary with plenty of greenery, off the main tourist routes, and at the same time in the immediate vicinity of the city center.

### Key investment criteria

- gross floor area 550 m<sup>2</sup>
- estimated area of the apartments after reconstruction is 597 m<sup>2</sup> (10 units)
- the building is currently vacant
- **attractive location, wonderful views**
- the possibility of building **parking spaces** on the property
- sale in the form of an **asset deal**

### About the property

- 3 above-ground floors, residential attic, and 1 underground floor open onto the courtyard
- currently 6 units, 2 on each floor (excluding the basement)
- **historical building** (extensive protected area, inner territory of the spa site)
- before complete reconstruction with variable future arrangement
- original elements preserved (e.g. tiled stove)
- gas connection
- approved as a residential building
- no elevator
- **parking** possible on the plot (from the courtyard, 5-6 spaces)
- **total built-up area and courtyard 258 m<sup>2</sup>**

### Location

- nice place near many parks and close to Grandhotel Pupp, **Kaiserbad Spa, and Vřídelsní colonnade**
- near restaurants and cafes, grocery stores
- in the neighborhood of the **Municipal Theater**
- Elementary school approx. 5-minute walk away
- near a **public transport bus stop**



